

MINUTES

Tuesday, March 6, 2007

Mrs. Patricia Romeo, Chairperson, called the Tuesday, March 6, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Patricia Romeo, Chairperson
Shep Spear, Vice Chairperson
Christopher B. Hayden, Clerk
Warren Pearce

STAFF

PRESENT: Heidi Griffin, Planning Administrator
Debra Savarese, Administrative Assistant

Minutes

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Rooney absent)

that the Community Planning Commission vote to accept the minutes of February 20, 2007 as corrected.

Open Space Plan

Juliet Walker of Taintor & Associates, Inc. presented the Open Space and Recreation Plan draft; dated 2/21/07. (see attached)

198R Haverhill Street – Definitive Subdivision – P.H. 8:00Pm

Mr. Hayden read the public hearing notice into the record.

Martin Finch of Meisner Brem Corporation presented the proposal. He stated that the project is located off of Tower Hill Road. There are three existing lots of record, creating one additional lot, which has frontage off of Tower Hill Road and creating Oliveira Lane, proposed subdivision of a single lot. An 18' wide, paved, private drive with a turn-around for fire apparatus will be constructed. The single family home will have town water; drainage on proposed drive will flow to the north, by a stone apron and water quality swale. The Cape Cod berm will be changed to vertical granite as requested by the Community Planning Commission.

Mr. Hayden read the Assistant Planning Administrator's (2/28/07), Water Department's (2/5/07) memos into the record.

Mrs. Romeo asked what the square footage of the lot is, and if a portion of the land is deeded to the Town, what size would the lot then be.

Martin Finch stated that the square footage would be 40,042. The private right of way is not included in the lot area. The roadway bound on the northern portion to the iron pin at the frontage of cul-de-sac, out easterly would be the proposed lot.

Mr. Pearce asked how the water would get to the wetlands.

Martin Finch stated that a memo was sent to the Town Engineer regarding the drainage. The water quality swale slopes to the driveway and then slopes to the northern portion where there is an apron to slow down the rate flow and pollutants.

Mrs. Griffin stated that she would ask the Town Engineer for the memo.

Mr. Hayden stated that the name of the road would need to be changed to a historical name.

Mary Duffy of 29 Tower Hill road stated that she is concerned with the water drainage. She would also like to have landscaping and buffering done where appropriate.

Martin Finch stated that the water run-off should be caught by the berm. The elevation of her home is approximately 118' and should be above the 110' line.

Mr. Hayden asked if any trees would be cut down.

Martin Finch stated that he did not believe there would be.

Mrs. Griffin stated that a "no cut" should be added to the deed.

The public hearing was continued to April 3, 2007 @ 8:00pm.

59-61 Adam Street – Determination of Access – cont. P.H. 8:55PM

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Rooney absent)

that the Community Planning Commission vote to GRANT the requested extension of time in which to render a decision on the 59-61 Adam Street – Determination of Access Plan until March 23, 2007 and to continue the public hearing to March 20, 2007 @ 8:00PM

8 Pilgrim Road – ANR

Mr. Hayden read the public hearing notice into the record.

Attorney James Senior that the proposal is to create a Parcel A, which is not to be a buildable lot, and which is to be conveyed to the owner of an abutting property. Additionally, the current lot is the subject of a Comprehensive Permit of the Board of Appeals, one provision of which is that Parcel A is to be conveyed to the abutter.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0:

that the Community Planning Commission vote to endorse as "Approval-Not-Required", the plan entitled "Plan of Land Edgewater Place, Pilgrim Road (Tax Map 34, Lot 38 in North Reading, Massachusetts"; dated January 29, 2007 drawn by McKenzie Engineering Group, Inc.

271 Main Street – Site Plan Review – cont. P.H. 9:00PM

Attorney Eugene Grant stated that he contacted Paul Connolly of Federal Realty Investment Trust in regard to the drainage and signage issues at this location.

Paul Connolly, Director of Asset Management for Federal Realty stated that he met with Mrs. Griffin and the Town Engineer Michael Soraghan to discuss the drainage and signage issues. Federal Realty will create a signage program and will hire VHB to look at the drainage and come to a resolution with the town.

Dermot Kelly of DJK Associates, Inc. stated that a traffic study was performed and submitted to the planning department. An existing Winter Hill Bank located in Somerville, MA. was used for this study.

Mr. Pearce stated that the two separate sites are totally different. Yellow pavement markings should be added to the plan.

Andrew Pojasek of Dana F. Perkins, Inc. stated that all drainage will go into catch basins, which will be piped into the drainage going south on Main Street. A proposed stack hydrant was added to the plan.

Frank Fodera of East Coast Developments stated that at the request of the Fire Department a stack hydrant would be placed in the vicinity of the new construction. Also, a revised rendition of the lighting plan for the east and west towers were submitted to the Community Planning Commission.

Mr. Pearce stated that the applicants for the Winter Hill Bank should not be held reliable for the drainage on Main Street. The owner/owners of the site should place a bond for the drainage.

Mrs. Griffin stated that a conditional approval would be in place for the March 20, 2007 meeting.

Mrs. Romeo closed the public hearing.

210 Main Street – Site Plan Review – cont. P.H. 9:37PM

Luke Roy of O'Neill Associates stated that the parking was tabulated and is shown on the plan.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Rooney absent)

that the Community Planning Commission vote to APPROVE the site plan entitled , “210 Main Street, North Reading, Massachusetts 01864”; dated August 2, 2006, revised February 22, 2007; drawn by O'Neill Associates as amended this evening.

87 Concord Street – Site Plan Review

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Rooney absent)

that the Community Planning Commission vote to APPROVE the site plan entitled, “Howland Global Monopole, 87 Concord Street, North Reading, Massachusetts 01864”; dated November 21, 2006; drawn by Adams Engineering Group, LLC.

327 Main Street

Plans are not ready for endorsement at this time.

170 Park Street

Plans are not ready for endorsement at this time.

Great Lott Estates - stonewall proposal - Discussion

The Town Engineer submitted a memo regarding a proposal from Viking Tree, Inc. the proposal is to construct a stone masonry wall/guard rail to be located on the concrete block retaining wall that currently exists along the right of way line. He stated that he has no objections to this request with the following exception. Any requirement is subject to change based upon actual field conditions. Modifications to the proposal may be made at any time, prior to or during construction, by the Town of North Reading, MA, or its agent, Design Consultants, Inc.

CPC Newsletter

Mrs. Romeo stated that she has been working with Mrs. Griffin to initiate a newsletter that would be distributed to the public via. website, library, town hall etc. The newsletter would let the public know the planning process for subdivisions, site plans, ANR plans. She has also spoken to the Conservation Agent and asked if she would like to place information into the newsletter. She hopes that the newsletter will be ready for distribution by April 2007.

Deer Run - Discussion

Mr. Pearce stated that the most important point which has been overlooked is that when the homeowners purchased their properties, they were told that they would have a tot lot. There should have been a Homeowner’s Association set up. There is a possibility that this can still occur. The developer should be contacted and informed that the Community Planning Commission would like a mailing sent to the owners requesting that a Homeowner’s Association or something equivalent be done to maintain the tot lot. The Community Planning Commission would like to be involved with the wording of the letter to be sent.

Mr. Hayden stated that he agrees and believes that the owners would probably agree.

OSRD - Discussion

The reason for the meeting was to discuss whether or not the OSRD bylaw should allow cluster subdivisions by special permit [as the bylaw is currently written] or [by right].

Mr. Spear stated that he would like to have the special permit changed to [by right].

Mrs. Griffin stated that she would prefer to leave the special permit as it is. This will leave the power to approve/deny the subdivision by allowing the Community Planning Commission to have more discretionary power in negotiating with developers during the process.

Mr. Pearce stated that he would be in agreement to change the special permit to [by right].

Mrs. Romeo stated that she would prefer that the special permit not be changed.

Mr. Hayden stated that he would prefer that the special permit not be changed.

ADJOURNMENT AT 10:50PM

Respectfully submitted,

Christopher B. Hayden, Clerk